NEW OWNER:
Commerce Union Bank
One Commerce Place
Nashville, TN 37238

BOOK 5795 PAGE 155

THIS INSTRUMENT PREPARED BY:
Haynes & Haynes, Attorneys
140 North Main Street
Goodlettsville, TN 37072

PROPERTY ADDRESS:
6021 Panama Drive
Hermitage, TN 37076

MAP & PARCEL:
86-1
35

TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of September, 1981, by and between Barbara N. Haynes, Substitute Trustee, Party of the First Part, and Commerce Union Bank, Party of the Second Part.

WHEREAS, by a Deed of Trust dated December 26, 1978, of record in the Register's Office for Davidson County, Tennessee, in Book 5379, Page 524, James C. Murphy and wife, Vicky D. Murphy, conveyed to James L. Robinson, Trustee, the hereinafter described real estate; and,

WHEREAS, said Deed of Trust authorizes the holder of the indebtedness to remove the Trustee named therein and appoint his successor by an instrument in writing and by instrument dated August 10, 1981, and recorded in said Register's Office in Book 5780, Page 472, the said James L. Robinson was removed as Trustee and in his place and stead Barbara N. Haynes was nominated and appointed Substitute Trustee; and,

WHEREAS, at the request of the holder of the indebtedness, I, Barbara N. Haynes, Substitute Trustee, under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely: August 20, August 27 and September 3, 1981, in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions of record, all unpaid taxes and other other prior liens of record.

Pursuant to said advertisement, on Thursday, September 10, 1981, at 12:00 Noon at the South door of the Courthouse in Davidson County, Tennessee, I, Barbara N. Haynes, as said Substitute

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Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Commerce Union Bank at the price of Two Thousand and no/100 ($2,000.00) Dollars, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Barbara N. Haynes, Substitute Trustee, do hereby sell, transfer, and convey to Commerce Union Bank its successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to-wit:

> Being Lot No. 149 on the Plan of Dodson Heights as of record in Book 2900, page 113, Register's Office for said County.
>
> Said Lot No. 149 fronts 65 feet on the northerly side of Panama Drive and extends back 141 feet on the westerly line and 142 feet on the easterly line to a dead line, measuring 65 feet thereon.
>
> Being the same property conveyed to James C. Murphy and wife, Vicky D. Murphy by deed from Gerald N. Jones and wife, Faye G. Jones, of record in Book 5279, Page 522, Register's Office for Davidson County, Tennessee.

I, Barbara N. Haynes, Substitute Trustee, convey to Commerce Union Bank all the rights conveyed to me as such Trustee in said Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 15th day of September, 1981.

Barbara N. Haynes
BARBARA N. HAYNES
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara N. Haynes, Trustee and bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 15th day of September, 1981.

Judy D. Spivey

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $2,000.00.

Barbara N. Haynes

Affiant

Sworn to and subscribed before me this 15 day of September, 1981.

Judy D. Spivey

Notary Public

My Commission Expires: 1-20-85

660105

IDENTIFICATION REFERENCE

SEP 16 10 19 AM '81

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5795 PAGE 158

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible].00	[illegible]
			5.20	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	14.70
			830 1AG9/16/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G60105

IDENTIF. REFERENCE

SEP 16 10 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 843788